

Special Hillside Routing Issue: Grading. During the Hillside Issues discussions, the Steering Committee agreed to explore the possibility of eliminating referral of projects over 500 cubic yards of grading to the Planning Commission. This will eliminate up to four to six projects from Planning Commission review per year. However, some are concerned that new findings and guidelines may not be strong enough to deter applicants from proposing inappropriate projects. When the Architectural Board of Review is faced with applicants who choose not to respond to Board comments to reduce grading, continuation or denial of the project would be required. A similar issue to this issue is discussed in Issue Paper D Follow-Up Paper II on page 10.

Summary. Overall, Staff plans to create options in Part II which reach the goal of optimizing ABR review of projects which cause the most concern in the community, recognizing limited ABR and Staff review resources. Options in Part II of this issue paper will be aimed at balancing proposed additional projects for ABR review with ways to reduce project review levels for some project types currently reviewed by the ABR.

B. Floor To Lot Area Ratio Draft Regulations Refinement

Since the Issue Paper D follow-up discussion II on April 22nd, Staff has modified the draft proposed floor to lot area ratio table to incorporate Steering Committee's following suggestions.

- Change the garage allowance to 500 sq. ft. for lots smaller than 20,000 sq. ft.
- Only apply the FAR table regulations to two-story homes.
- Use Table #3's rough "maximum" square footage and FAR numbers, but recalculate to avoid "jumps" in square footage by using a formula method.
- Add a garage allowance of 750 sq. ft. for lots greater than 20,000 sq. ft.
- Rather than having a "Max." and a "Max. + bonus," trigger additional review for homes larger than 85% of the maximum FAR square footage.
- Lots over 15,000 sq. ft. have FAR guidelines only.


Draft Proposed FAR Chart (Iteration #7)

To determine draft maximum home size:

Lot Size	Max. Home Size (in sq. ft.)
< 10000 sq. ft.	1200 + (.25 * Lot size in sq. ft.)
10001 - 15000 sq. ft.	2500 + (.125 * Lot size in sq. ft.)
> 15000 sq. ft.	4150 + (.013 * Lot size in sq. ft.)

Garage Allowance	
<i>Lot Size</i>	<i>Allowance</i>
< 20001	500
> 20000	750*

Santa Barbara Draft Proposal				
<i>Lot Size</i>	<i>85% of Max. Home Size (excl. gar)</i>	<i>Max. Home Size excl. garage</i>	<i>Max. Home Size incl. garage</i>	<i>Max. FAR excl. garage</i>
4000	1445	1700	2200	0.43
5000	1658	1950	2450	0.39
6000	1870	2200	2700	0.37
7000	2083	2450	2950	0.35
8000	2295	2700	3200	0.34
9000	2508	2950	3450	0.33
10000	2763	3250	3750	0.33
11000	2869	3375	3875	0.31
12000	2975	3500	4000	0.29
13000	3081	3625	4125	0.28
14000	3188	3750	4250	0.27
15000	3294	3800	4375	0.25
20000	-	3660	4410	0.18
1/2 acre	-	3683	4433	0.20
3/4 acres	-	3825	4575	0.14
1 acre	-	3966	4716	0.09
1.5 acres	-	4249	4999	0.07
2 acres	-	4533	5283	0.05
2.5 acres	-	4816	5566	0.04
3 acres	-	5099	5849	0.04
3.5 acres	-	5382	6132	0.04
4 acres	-	5665	6415	0.03
4.5 acres	-	5948	6698	0.03
5 acres	-	6231	6981	0.03
5.5 acres	-	6515	7265	0.03
6 acres	-	6798	7548	0.03

 = Guidelines only

*where zone district allows: Municipal Code 28.87.160.4